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EXHIBIT La.



PLANNING DEPARTMENT

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TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 ext 1120 • FAX (508) 839-4602
www.grafton-ma.gov
planningdept@grafton-ma.gov

RECEIVED TOWN CLERK
GRAFTON, MA
2019 APR -2 PM 12:18

APPLICATION FOR APPROVAL OF A DEFINITIVE PLAN

APR - 2 2019

Application No. DP2019-2

DATE: 3/14/2018

PLANNING BOARD

APPLICANT'S PROPERTY OWNER INFORMATION

NAME Robert G. Flynn Sr., Madeline Flynn, Sugar Realty Trust PHONE 508-294-4967

ADDRESS 15 Meadowbrook Road, Grafton, MA

NAME OF PROPERTY OWNER (if different from Applicant) Same as Applicant

Deed recorded in the Worcester District Registry of Deeds Book 45004 Page 398

CONTACT INFORMATION

NAME Robert Flynn, Sr PHONE 508-294-4967

ADDRESS 15 Meadowbrook Road, Grafton, MA 01519

PROJECT LOCATION:

STREET AND NUMBER 15 Meadowbrook Road

ZONING DISTRICT R4 ASSESSOR'S MAP 67 LOT #(S) 11

PROJECT/PLAN INFORMATION:

PLAN TITLE Definitive Subdivision at Meadowbrook Manor PLAN DATED: 3/15/2019

PREPARED BY (Engineer) Andrew Baum, PE, Summit Engineering & Survey, Inc.

ADDRESS 710 Main Street, North Oxford, MA 01573 PHONE 508-987-8713

Said plan has X has not evolved from a preliminary plan submitted to the Board on (date) July 20, 2018

and approved (with modifications) X disapproved on (date)

This plan has evolved from a Special Permit # granted on (date)

and recorded in Worcester District Registry of Deeds - Book Page

The undersigned, being the applicant as defined under Chapter 41, Section 81-L, for approval of a proposed subdivision shown on the above referenced plan being land bounded as follows:

See Definitive Plan Sheet for Boundary Description

hereby submits said plan as a DEFINITIVE plan in accordance with the Rules and Regulations of the Grafton Planning Board and makes application to the Board for approval of said plan. The undersigned's title to said land is

derived from a deed to Sugar Realty Trust

by deed dated 10/12/09 and recorded in the Worcester District Registry of Deeds Book 45009 Page 398

registered in the Registry District of Land Court, Certificate of Title No. na; and said land is free of encumbrances except for the following: na

The undersigned hereby applies for the approval of said DEFINITIVE plan by the Board, and in furtherance thereof hereby agrees to abide by the Board's Rules and Regulations.

Applicant's Signature Robert G. Flynn Sr. Date: 3-14-2019

Property Owner's Signature (if not Applicant) Date:

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APR - 2 2019

PLANNING BOARD
GRAFTON, MA

**APPLICATION FOR APPROVAL OF A DEFINITIVE PLAN
AREA WITHIN A SUBDIVISION**

NAME OF APPLICANT: Sugar Realty Trust, c/o Robert G. Flynn, Sr., & Madeline Flynn

NAME OF SUBDIVISION: Meadowbrook Manor

LOCATION OF SUBDIVISION: 15 Meadowbrook Road, Grafton

ASSESSOR'S MAP 67 LOT 11

A. Total area of original tract shown in this subdivision equals 12.40 Acres

(1) Area in lots – Nos. 1, 2, 3, etc., equals 11.83 Acres

(2) Area in street ROW's – A, B, C, etc., equals 0.57 Acres

(3) Area reserved for parks, bikeways, etc., equals 0

B. Total area of subdivision (should equal A above) 12.40 Acres

(1) Street A equals 0.57 Acres

(2) Street B equals 0

(3) Street C equals 0

C. Total area of street ROW's (should equal A2 above) 0.57 Acres

D. All area not included in A1 or A2 0

Sewer Easements equal _____

Drainage Easements equal _____

Utility Easements equal _____

Other (specify) _____

Total (should equal A3) _____

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PLANNING BOARD
GRAFTON, MA

APPLICATION FOR APPROVAL OF A DEFINITIVE PLAN
ENGINEER'S CERTIFICATE

DATE: 3/14/19

NAME OF APPLICANT: Sugar Realty Trust, c/o Robert G. Flynn, Sr. & Madeline Flynn

NAME OF SUBDIVISION: Meadowbrook Manor

LOCATION OF SUBDIVISION: 15 Meadowbrook Road

ASSESSOR'S MAP(S) 67 LOT(S) 11

To the Planning Board of the Town of Grafton:

In preparing the plan entitled Definitive Subdivision Plan at Meadowbrook Manor

I hereby certify that the above named plan and accompanying data is true and correct to the accuracy required by the current Rules and Regulations Governing the Subdivision of Land in Grafton, Massachusetts, and my source of information about the location of boundaries shown on said plan were one or more of the following:

6. Deed from Robert G. Sr. & Madeline Flynn to William Flynn, Sugar Realty Trust
dated 10/12/2009 and recorded in the Worcester South Registry in
Book 45004, page 398.

7. Other plans, as follows: Plan Book 432, Plan 107

8. Oral information furnished by:

9. Actual measurement on the ground from a starting point established by: On the Ground Boundary Survey

10. Other sources:

(Seal of Engineer)



Signed

Registered Professional Engineer

Address:

Andrew Baum, PE

Summit Engineering & Survey, Inc.

710 Main Street

North Oxford, 01537

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APR - 2 2019

PLANNING BOARD
GRAFTON, MA

APPLICATION FOR APPROVAL OF A DEFINITIVE PLAN

LAND SURVEYOR'S CERTIFICATE

DATE: 3/14/19

NAME OF APPLICANT: Sugar Realty Trust, c/o Robert G. Flynn, Sr. & Madeline Flynn

NAME OF SUBDIVISION: Meadowbrook Manor

LOCATION OF SUBDIVISION: 15 Meadowbrook Road, Grafton

ASSESSOR'S MAP 67 LOT 11

To the Planning Board of the Town of Grafton:

In preparing the plan entitled Definitive Subdivision Plan at Meadowbrook Manor

I hereby certify that the above named plan and accompanying data is true and correct to the accuracy required by the current Rules and Regulations Governing the Subdivision of Land in Grafton, Massachusetts, and my source of information about the location of boundaries shown on said plan were one or more of the following:

1. Deed from Robert G. Sr. & Madeline Flynn to William Flynn, Sugar Realty Trust
dated 10/12/2009 and recorded in the Worcester South Registry in
Book 45004, page 398.
2. Other plans, as follows: Plan Book 432 Plan 107
3. Oral information furnished by:
4. Actual measurement on the ground from a starting point established by: On the Ground Boundary Survey
5. Other sources:

(Seal of Land Surveyor)



Signed

Registered Land Surveyor

Address:

James P. Smith, PLS

Summit Engineering & Survey, Inc.

710 Main Street

North Oxford, MA 01537

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PLANNING BOARD
GRAFTON, MA

APPLICATION FOR APPROVAL OF A DEFINITIVE PLAN
VERIFICATION OF PROPOSED STREET NAMES

This is to be submitted by the applicant to the Planning Board at the time of submission of a Definitive Subdivision Plan. The applicant must secure the Police Chief's comments prior to submittal.

DATE: February 21, 2019

NAME OF APPLICANT: Sugar Realty Trust, c/o Robert G. Flynn, Sr. & Madeline Flynn

NAME OF SUBDIVISION: Meadowbrook Manor

LOCATION OF SUBDIVISION: 15 Meadowbrook Road, Grafton

ASSESSOR'S MAP 67 LOT 11

The following is a complete list of all proposed street names located within the boundaries of said subdivision:

<u>Flynn Way</u>	
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Applicant's Signature

Robert G. Flynn Sr.

Date

FEB 21, 2019

The above listing of proposed street name(s) for the above-named subdivision:

☒ are acceptable as submitted

☐ are not acceptable as submitted

Comments _____

Police Chief's Signature

Norman W. Lynch

Date

2/26/19

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PLANNING BOARD
GRAFTON, MA

TREASURER / COLLECTOR

Certificate of Good Standing

Applicants seeking permits with the Town of Grafton must submit this completed form at the time of application. When all obligations are paid to date, you must attach this "Certificate of Good Standing," with your application. Delinquent bills must be paid in full before the appropriate department accepts your application. Please make arrangements to pay these outstanding bills at the Collector's Office.

Please note: it can take up to three (3) business days to process each request.

Please check all that apply and indicate if permit(s) have been issued.

	Permit Issued?			Permit Issued?	
	Yes	No		Yes	No
<input type="checkbox"/> Building - Inspection(s)	_____	_____	<input type="checkbox"/> Septic System	_____	_____
<input type="checkbox"/> Building - Electric	_____	_____	<input checked="" type="checkbox"/> Conservation	_____	X
<input type="checkbox"/> Building - Plumbing	_____	_____	<input checked="" type="checkbox"/> Planning	_____	X
<input type="checkbox"/> Board of Health	_____	_____	<input type="checkbox"/> Other	_____	_____

Other Permit: _____

Robert Flynn, Sr./Madaline Flynn
Petitioner Name

Sugar Realty Trust
Property Owner / Company Name

15 Meadowbrook Road
Petitioner Address

15 Meadowbrook Road
Property Address

Grafton, MA 01519
City, State, Zip

Grafton, MA
City, State, Zip

508-294-4967
Phone

Date:	Current	Delinquent	N/A
Real Estate	✓		
Personal Property			✓
Motor Vehicle Excise	✓		
Disposal			✓
General Billing			✓

Amy Perkins
Treasurer / Collector Name (please print)

[Signature]
Treasurer / Collector Signature

3/28/19
Date

1/18/2019

15 Meadowbrook Road
Map 67, Lot 11

Tammy Kalnowski
Tammy Kalnowski, Office Manager

PARCEL ID	LOCATION	OWNER 1	OWNER 2	ADDRESS	CITY	ST	ZIP	BK	PG
110/066.0-0000-0027.0	8 HORSESHOE DRIVE	PERRY RICHARD G	PERRY KAREN B	8 HORSESHOE DRIVE	GRAFTON	MA	01519	6572	278
110/067.0-0000-0004.A	22 MEADOWBROOK ROAD	MAHASSEL LORI		22 MEADOWBROOK ROAD	GRAFTON	MA	01519	29287	116
110/067.0-0000-0005.0	20 MEADOWBROOK ROAD	COURNOYER PAUL F		PO BOX 237	GRAFTON	MA	01519	38322	167
110/067.0-0000-0006.0	27 MEADOWBROOK ROAD	WULSIN SETH R	COURNOYER SHARON D	27 MEADOWBROOK ROAD	GRAFTON	MA	01519	57550	273
110/067.0-0000-0008.A	21 MEADOWBROOK ROAD	OVERDORF THOMAS R & JUDITH H TRUSTEE	WULSIN RACHEL L	3362 SE COURT DRIVE	STUART	FL	34997	27978	128
110/067.0-0000-0007.0	52 MERRIAM ROAD	POLER HENRY S	OVERDORF REALTY TRUST	55 MERRIAM ROAD	GRAFTON	MA	01519	4853	335
110/067.0-0000-0011.0	15 MEADOWBROOK ROAD	FLYNN WILLIAM E TRUSTEE	POLER GAIL M	15 MEADOWBROOK ROAD	GRAFTON	MA	01519	45004	398
110/067.0-0000-0011.A	17 MEADOWBROOK ROAD	SWETT MATTHEW J & SWETT LEIGHNINGER	SUGAR REALTY TRUST	17 MEADOWBROOK ROAD	GRAFTON	MA	01519	43871	377
110/076.0-0000-0012.0	7 MEADOWBROOK ROAD	NICHOLSON WILLIAM & DAVID TRUSTEES	SWETT FAMILY IRREVOCABLE TRUST	P O BOX 128	GRAFTON	MA	01519	5632	42
110/076.0-0000-0012.B	9 MEADOWBROOK ROAD	DAVY MATTHEW W	MEADOWBROOK LAND TRUST	12 FARM CIRCLE	SHREWSBURY	MA	01545	56731	152
110/076.0-0000-0012.C	11 MEADOWBROOK ROAD	FRASER RONALD	DAVY JENNIFER L	11 MEADOWBROOK ROAD	GRAFTON	MA	01519	38426	98
110/076.0-0000-0013.0	14 MEADOWBROOK ROAD	STEDMAN ERIK G	FRASER MARYLOU	14 MEADOWBROOK ROAD	GRAFTON	MA	01519	35038	290
110/076.0-0000-0014.A	10 MEADOWBROOK ROAD	MALOUF ZACHARY		10 MEADOWBROOK ROAD	GRAFTON	MA	01519	55479	43
110/076.0-0000-0014.B	8 MEADOWBROOK ROAD	GRAFTON LAND TRUST INC		37 WHEELER ROAD	N GRAFTON	MA	01536	44551	19
110/076.0-0000-0022.0	13 MEADOWBROOK ROAD	DESCHENES ANDREW M	DESCHENES LAURA	13 MEADOWBROOK ROAD	GRAFTON	MA	01519	16955	279

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GRAFTON, MA

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APR - 2 2019

PLANNING BOARD
GRAFTON, MA

PROJECT INFORMATION SUMMARY (PIS)

INSTRUCTION SHEET

DATE: 3/14/19

NAME OF APPLICANT: Sugar Realty Trust, c/o Robert G. Flynn, Sr. & Madeline Flynn

NAME OF PROJECT: Meadowbrook Manor

This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please fill out this form as accurately as possible. Answers to these questions will be considered as part of the application for approval of a subdivision and may be subject to further verification and public review.

Please submit any additional information to document how any known impacts, whatever the magnitude, will be dealt within the design process. This additional information will help in the review of the PIS, and will reduce time delays by addressing potential impacts early on in the process.

The Planning Board will, in its review of the application, determine what elements of the ENVIRONMENTAL IMPACT STATEMENT must be included in the application for approval of the definitive plan for a proposed subdivision.

Please complete only those parts applicable to the type of project proposed. Parts I, II, III, IV, VIII must be filled out by all applicants. Additional PIS information is required based on the type of project submitted. Please indicate the project type(s) below and note the additional sections that must be filled out to complete your application.

X RESIDENTIAL..... Part V: Residential Permits

BUSINESS..... Part VI: Business Permits

INDUSTRIAL..... Part VI: Business Permits, Part VII: Industrial Permits

Town of Grafton, MA
PROJECT INFORMATION SUMMARY - Continued

PART I - GENERAL INFORMATION

Name of Project: Meadowbrook Manor

Name and Address of Owner:

Sugar Realty Trust, c/o Robert G. Flynn Sr.
(Name)

15 Meadowbrook Road
(Street)

Grafton, MA 01519
(City, State, Zip)

Business Phone # 508-294-4967

Contact Person: Andrew Baum, PE

Name and Address of Consultant/Engineer:

Andrew Baum, PE, Summit Engineering & Survey, Inc.
(Name)

710 Main Street
(Street)

North Oxford, MA 01537
(City, State, Zip)

Business Phone # 508-987-8713

Phone: 508-987-8713

Description of Project: (Briefly describe type of project): _____

Construct 500' private road along an existing driveway for the purpose of creating frontage for two additional single family home lots.

A. PROJECT INFORMATION

1. _____ Variance or Special Permit - Specify: _____
_____ Rezoning - From: _____ To: _____
☒ Residential Development - # of Units: 1 Existing, 2 New SFH Lots
_____ Business Development - Type: _____
_____ Industrial Development - Type: _____
_____ Flexible Development/PUD/Cluster
2. Location of Project:
 - a. Address: 15 Meadowbrook Road
 - b. Distance and direction from nearest intersection(s): 950 feet north east from intersection of Meadowbrook Road & Upton Street (Route 140)
 - c. Assessor's Map(s) # 67, Lot(s)# 11
3. Present Zoning Residential R40
4. Dominant zoning within ¼ mile of site: Residential R40, Agriculture/Residential
5. Present land use: Single Family Dwelling with Horse Farm
6. Dominant land use within ¼ mile of site: Single Family Dwellings, Multifamily Buildings, Conservation Area

Town of Grafton, MA
PROJECT INFORMATION SUMMARY - Continued

PART I - GENERAL INFORMATION - continued

Project Extent

- a. Total number of acres in parcel: 12.40 acres
b. Number of acres already developed: 2 ± acres
c. Number of acres to be developed under this application: 2.5 ± acres
d. Anticipated construction dates - from _____ to _____
e. Anticipated capital expenditure: \$ _____
f. If expansion of existing project : _____ % expansion (total)

7. Total height of tallest proposed structure _____ feet.

B. NATURAL FEATURES OF SITE

1. Approximate acreage of site by use (NOTE: Land should not be classified in more than one category. Total current acreage = total after completion):

	Current	After Completion
Meadow or Brushland	<u>4.95</u> acres	<u>4.65</u> acres
Forested	<u>6</u> acres	<u>6</u> acres
Active Agriculture	<u>0</u> acres	<u>0</u> acres
Idle Agriculture	_____ acres	_____ acres
Chapter 131 Classified Wetland	<u>0.8</u> acres	<u>0.8</u> acres
Water Surface Area (ponds, lakes, streams)	_____ acres	_____ acres
Unvegetated (rock, gravel)	_____ acres	_____ acres
Roads, Buildings, Pavement	<u>0.65</u> acres	<u>0.95</u> acres
Active Recreation Facility	_____ acres	_____ acres
Other (specify): _____	_____ acres	_____ acres
Total:	<u>10.45</u> acres	<u>10.45</u> acres

2. Will disturbed area be in or within 100' of any of the following? (If yes, please specify):

YES	NO	
_____	<u>X</u>	Stream _____ Classification _____
_____	<u>X</u>	Waterbody _____
<u>X</u>	_____	Chap. 131 Classified Wetland (#) <u>Grading within 100' buffer</u>
_____	<u>X</u>	Woodlands _____
<u>X</u>	_____	Steep Slopes <u>Work along road cut for Meadowbrook Road</u>
<u>X</u>	_____	Agricultural Land <u>Lot development on existing horse pasture</u>
_____	<u>X</u>	Unique Ecological Feature _____
_____	<u>X</u>	Unique Geological Feature _____
_____	<u>X</u>	Designated Open Space _____
_____	<u>X</u>	Designated Sensitive Environmental Area _____
_____	<u>X</u>	Parkland _____
_____	<u>X</u>	Recreational Facilities _____
_____	<u>X</u>	Historic Site _____
_____	<u>X</u>	Known Archeological Site _____
_____	<u>X</u>	Unique Archaeological Site _____
_____	<u>X</u>	Plant or animal species identified as threatened or endangered: _____

Town of Grafton, MA
PROJECT INFORMATION SUMMARY - Continued

PART I - GENERAL INFORMATION - continued

3. Are there any known drainage ways, drainage ditches or seasonal flows of water on or through the site? NO _____ YES X (specify on separate sheet)

See Site Plans for ditch areas

C. PLANNING CONSIDERATIONS

1. Is the site served by:

a. Sanitary sewer _____ Septic Systems X Other _____
b. Drainage X
c. Public water _____ Wells X Other _____
d. Natural Gas _____
e. Other utilities (specify) Electric & Communications

2. Is the site contiguous to any of the following?

_____ State Road
_____ County Road
X Town Street (Accepted)
_____ Private Road or Drive (Specify) _____

3. Is there a property line boundary within 100' of the proposed disturbed area? Yes

4. Are any of the following within 1000' of the site?

_____ School	_____ Ambulance Station
_____ Library	_____ Government or other Public Bldg.
_____ Firehouse	_____ Cultural Center (Museum, etc.)
_____ Utility Facility	_____ Cemetery
_____ Church	
_____ High Voltage Electrical Transmission Line	
_____ Wireless Communications Facility	

5. Will the action result in the preservation of any open space? NO X YES _____

Is the site presently used by the community as open space or recreation area? NO X YES _____

6. Will the project result in any major visual impacts? NO X YES _____

7. Will the project affect any important views or vistas? NO X YES _____

8. Special Planning considerations: Is any portion of the site within any of the following?

_____ Historic District
_____ 500 feet of a state/county road, parkland, or municipal boundary
_____ 100 year floodplain as defined by FEMA Flood Ins. Maps

10. Has any provision been made for solar or other alternative sources of energy for this project?
NO X YES _____ If YES, specify _____

11. Has provision been made for siting the project to make use of natural solar heating or shading?
NO X YES _____

12. Will this project require the relocation of any other project or facility? NO X YES _____

Town of Grafton, MA
PROJECT INFORMATION SUMMARY - Continued

PART II - GEOLOGY & HYDROLOGY

- A. What is the predominant soil type(s) on the project site? Woodbridge Fine Sandy Loam
- B. What is the depth to bedrock? >7 feet
(Information Source: On site soil testing)
- C. Are there any bedrock outcroppings on the site? NO X YES _____
- D. What is the general slope of the land?
0-10% _____ 10-15% X 15% or greater _____
- E. What is the depth to the water table? 2-4 Feet
(Information Source: On site soil testing, redoximorphic features)
- F. Will surface area of any existing lakes, ponds, streams, or other surface water areas be increased or decreased by the project? NO X YES _____ (Specify on separate sheet)
- G. Will any stream channels be modified? NO X YES _____
- H. What additional percentage of the site will be covered by impervious materials as a result of this project? 60 % more than existing.
- I. Are any mitigation measures being designed into the project to minimize the effects of impervious surfaces on drainage and runoff? NO _____ YES X
(If YES, please attach a narrative explanation on separate sheet.)
- J. Are there any existing drainage problems on the site, upstream, or downstream?
NO X YES _____ (If YES, please attach a narrative explanation on a separate sheet.)
- K. How much on-site storage of runoff will be provided? 0.28 acre-feet
- L. Are Sedimentation ponds to be provided? NO _____ YES X
- M. Are retention ponds to be provided? NO _____ YES X Temporary _____ Permanent X
Are detention ponds to be provided? NO _____ YES _____ Temporary _____ Permanent _____

PART IV - PERMITS AND/OR APPROVALS REQUIRED

If YES, specify: _____

AGENCY	APPROVAL/S REQUIRED (TYPE)	DATE SUBMITTED	DATE APPROVED
Board of Selectmen	None		
Planning Board	Subdivision		
Board of Appeals	None		
Regional Agency	None		
Board of Health	On Site Septic, Well	TBD	
Highway Department	None		
Mass. Dept. of Public Health	None		
Mass. D.E.P.	Sewer Ext.	None	
	MEPA	None	
	Other	None	
Mass. Highway	None		
Other State Agency	DEP, Wetlands	TBD	
US Army Corps. Engineers	None		
US Environmental Protection Agency	None		
Other Federal Agency	None		
Other State Agency	None		
Other Municipal Agency	None		
Regional Agency	None		

Town of Grafton, MA
PROJECT INFORMATION SUMMARY - Continued

PART V - PERMITS: RESIDENTIAL

A. Is project to be single phased X or multi-phased _____ ?

B. If multi-phased project:

a. total number of phases anticipated: _____

b. anticipated date of Phase 1 commencement (including any necessary demolition):

c. approximate date of completion of final phase:

d. Is phase #1 financially dependent upon subsequent phases? NO _____ YES _____

C. Number and type of housing units to be constructed:

	<u>One Family</u>	<u>Two Family</u>	<u>Multi-Family</u>	<u>Condo or Co-op</u>
Initial	<u> 2 </u>	<u> </u>	<u> </u>	<u> </u>
Ultimate	<u> 2 </u>	<u> </u>	<u> </u>	<u> </u>

D. If project is not on the public sanitary sewers:

1. Type of on-site sewerage system(s) to be installed:

_____ standard leach field(s)

 X raised fill systems

_____ package plant

_____ other (specify:) _____

2. If any surface outflow, name of stream into which effluent will be discharging:

 na

E. If project involves drainage / stormwater management facilities:

1. Where do storm sewers discharge? To existing swale on Meadowbrook Rd.

2. What volume of storm water runoff is planned for? 10.5 cfs at point of discharge
10 yr event

F. 1. If water supply is from existing wells, indicate pumping capacity of existing well _____ gal./min.

2. If water supply is from new wells, what impact can be expected on the local water table?

 Minimal, wells to be into bedrock aquifers, on site septic recharge consumed water

G. Total anticipated water usage per day: 1,320 gallons per day

H. Number of off-street parking spaces: 6 existing, 10+ proposed

Town of Grafton, MA
PROJECT INFORMATION SUMMARY - Continued

PART VI - PERMITS: BUSINESS

- A. Orientation of development: Neighborhood _____ City/Town _____ Regional _____
- B. Estimated employment generated: during construction: _____
During operation: _____
- C. Total gross floor area proposed: _____ sq. ft.
- D. Number of off-street parking spaces: existing _____ proposed _____
- E. Is surface or subsurface liquid waste disposal involved? NO _____ YES _____
If YES to #1, type of waste: _____
If surface outflow, name of stream into which the effluent will be discharged:

- F. If not on public sanitary sewers, how will liquid wastes be treated? _____

- G. If project involves storm water management facilities:
a. Where do storm they discharge? _____
b. What volume of storm water runoff is planned for? _____ cfs at point of discharge.
- H. Maximum vehicular trips generated per hour upon completion of project: _____
- I. If multi-phased project:
a. total number of phases anticipated _____
b. anticipated date of phase 1 commencement (including any necessary demolition): _____
c. approximate date of completion of final phase _____
d. Is phase #1 financially dependent upon subsequent phases? NO _____ YES _____
- J. Solid Wastes:
a. Where will solid wastes be disposed of?
Name of facility _____ Location _____
b. Will any wastes not go to a sanitary landfill? NO _____ YES _____
c. Will compactors be utilized for on-site wastes? NO _____ YES _____
d. Have provisions been made for on-site storage? NO _____ YES _____
e. If project involves a take-out food facility, have any provisions been made to restrict carryout trash? NO _____ YES _____

Town of Grafton, MA
PROJECT INFORMATION SUMMARY - Continued

PART VI - PERMITS: BUSINESS - continued

- K. Will project routinely produce odors (more than 1 hr./day)? NO _____ YES _____
- N. Will project produce noise exceeding the existing local ambient noise levels:
during construction? NO _____ YES _____
after construction? NO _____ YES _____
- O. Will dust control techniques be employed during or after construction of this project:
NO _____ YES _____ (If YES, specify on separate sheet how, what, when)
- N. Will the project result in any potential contraventions of any State or Federal air quality standards?
NO _____ YES _____ (specify: _____)
- O. Will the project use herbicides? NO _____ YES _____ specify: _____
- P. Will the project use pesticides? NO _____ YES _____ specify: _____
- Q. Will the project be landscaped to provide visual and sound screening? NO _____ YES _____
- R. Has the project been designed for energy efficiency? NO _____ YES _____
If YES, please specify: _____

PART VII - INDUSTRIAL

Please complete Part VI - Permits: Business, and continue below:

- A. Are any liquid (or solid) substances produced as wastes that cannot be adequately treated (or safely disposed of) at a standard municipal sewage treatment plant (or sanitary landfill)?
NO _____ YES _____
If YES, please specify _____
- B. Are any hazardous toxic materials produced? NO _____ YES _____
or utilized? NO _____ YES _____
- C. Have any provisions been made to utilize any waste heat produced for productive purposes?
NO _____ YES _____
If YES, please specify _____

Town of Grafton, MA
PROJECT INFORMATION SUMMARY - Continued

PART VIII - ADDITIONAL SUBMISSION MATERIALS

Attach any additional information as may be required to clarify your project. If there are/may be any adverse impacts associated with the proposal, please discuss such impacts and the measures which can be taken to mitigate or avoid them.

I hereby certify that the information given above is true and accurate to the best of my ability to provide such information.

Date: 3/14/19

Preparer's Name (Please print) Andrew Baum, PE - Summit Engineering & Survey, Inc.

Preparer's Signature 

Title: Project Engineer

Company (if applicable): Summit Engineering & Survey, Inc., 710 Main St., North Oxford, MA

Representing: Sugar Realty Trust, c/o Robert Flynn Sr.



The above image is Test Pit 818-9. It was dug within the fenced area of the property near the driveway entrance. The purpose was to observe soil conditions to determine if they were suitable for the proposed drainage basin in that vicinity. Reference plan for location and soil logs for soil conditions and location of water table.



The above image is another angle of Test Pit 818-9.

COPY

EXHIBIT 1 i.

RECEIVED

APR - 2 2019

PLANNING BOARD
GRAFTON, MA



The above image is a test pit dug on the southern edge of the driveway near the utility pole to determine if twelve inches of gravel with no stones having dimensions over three inches in diameter currently exist in the subgrade of the existing driveway.



The above image is the pile of spoils from the driveway test pit showing a gravelly material with no stones having dimensions over three inches.

COPY

Summit Engineering & Survey, Inc.

EXHIBIT 1j.

April 2, 2019

Planning Board
Town of Grafton
30 Providence Road
Grafton, MA 01519

via hand delivery

RECEIVED

Re: Waiver Request to accompany Application for Approval of
Definitive Subdivision Plan
Meadowbrook Manor
15 Meadowbrook Road
Assessors Map 67, Lot 11

APR - 2 2019

PLANNING BOARD
GRAFTON, MA

Dear Members of the Board,

On behalf of our Client, Sugar Realty Trust, this office submits a Request for Waivers from the requirements of the Town of Grafton's Rules and Regulations Governing the Subdivision of Land as follows;

1. **3.3.2.1 Plan Sheets at 1" = 40'**
Harm: Project Lotting plan and Existing Conditions Plan will fit on a 1"=50' scale plan. Strict compliance requires additional sheets to the plan set that do not impact the proposed development area. Legibility of the existing/proposed conditions is not impaired by the proposed scale change.
Benefit: Reduction in plan set size for review and recording.
2. **3.3.4.1 Environmental and Community Impact Analysis**
Harm: Due to the size of the development (3 lots total) and large size of the parcel, it is believed that the Environmental & Community impacts of the project will be minimal and the compilation of such an analysis will be superfluous for this submission.
Benefit: Minimize submission document requirements and engineering/review costs.
3. **4.1.3.3 Minimum Tangent Length between Reverse Curves**
Harm: Existing property line controls layout.
Benefit: Not necessary to reconfigure southerly boundary.
4. **4.1.3.5 Property Lines at street intersections to be rounded or Cut Back**
Harm: Existing property line controls layout.
Benefit: Not necessary to reconfigure boundary line.
5. **4.1.3.7 Roadway and Right of Way Centerline to be Co-linear**
Harm: Existing property line and paved way control layout
Benefit: Not necessary to reconfigure southerly boundary. Can use existing pavement alignment to minimize reconstruction

- Harm: Existing property line controls layout. Development of full right of way width would make for undesirable lot layout. Additional right of way width would not enhance the ability to provide greater pavement width
Benefit: Able to utilize existing pavement section with minimal modification
7. **4.1.4.2 (a) Minimum Pavement Width**
Harm: Existing roadway pavement limits feasible widening. It only makes sense to widen to one side to a total width of 20 feet similar to common driveways or the other minimizing disturbance.
Benefit: Less disturbance to natural features, minimize impervious surfaces..
8. **4.1.5.3 Vertical Curve Requirements**
Harm: The grades and vertical curves exist along the existing roadway layout.
Benefit: Would not have to remove and regrade the roadway
9. **4.1.5.6 (a) Length of Required Leveling Area**
Harm: See 7
Benefit: See 7
10. **4.1.6.5 Provide Developable Roadway Easement from end of Turnaround to adjacent Property**
Harm: Roadway easement would be in excess of 650 feet long and traverse the property at 15 Meadowbrook Road and would not access an area which development would be feasible due to steep slopes along the side of Pigeon Hill.
Benefit: Would not reserving a stretch of land to nowhere
11. **4.2.1.2 Provide Granite Curbing**
Harm: Expensive to install, prevents open drainage concept for managing surface water runoff & treatment.
Benefit: Less expensive
12. **4.2.2 Bituminous Curb**
Harm: Concept involves open channel drainage. Curbs would not permit swale treatment of runoff.
Benefit: Permits open channel flow and less structures in the road.
13. **4.7.3.3 Public Water System connection with within 2,000 feet of public water supply.**
Harm: Public water supply is located within 2,000 feet of the development on Pigeon Hill and would require a cross country installation across private property that is not in control of the applicant. The installation of a waterline in public streets would require the installation of approximately 3,000 linear feet of a dead end line in order to service 3 proposed lots.
Benefit: Limits disturbance to existing roadways, prevents dead end service to water district. Is also in keeping with neighborhood requirements.
14. **4.7.6 Provide Street Lighting**
Harm: Existing rural setting without street lights. Serves only 3 single family dwellings.
Benefit: Less cost associated to operate/maintain
15. **4.9.1 Provide 4 foot Sidewalk along Entire Length of Roadway**

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710 Main Street North Oxford MA 01537 (P) 508-987-8713 (F) 508-987-8714

Harm: Minimal area to install and serving 3 single family dwellings. Existing rural setting without walks. Walks do not exist on Meadowbrook road.

Benefit: Less long term maintenance, reduce impervious areas, maintain

16. **4.9.4 Trees Planted on Both Sides outside Right of Way**

Harm: Existing property line restricts layout. Developer does not own any property south of the proposed street right of way.

Benefit: Would not have to reconfigure existing boundary lines.

The applicant wishes to maintain the existing horse farm and character of the property and surrounding neighborhood while providing 2 additional lots for family. The aforementioned list of waivers from the Subdivision bylaw meet these goals while keeping overall density of the property to a minimum.

We look forward to working with the Board and the other Town Offices on this project. Please do not hesitate to contact this office if you have any questions or require any additional information.

Respectfully Submitted,
Summit Engineering & Survey, Inc.
By:



Andrew Baum, PE

Summit Engineering & Survey, Inc.

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